



Town Council Agenda Report

SUBJECT: Resolution

TITLE OF AGENDA ITEM:

A Resolution authorizing the Town Administrator to execute a purchase contract for the proposed "East Davie Park Site" subject to appraisal in support of the purchase price and ratification by the Town Council at a Public Hearing.

REPORT IN BRIEF:

As an element of the 1998 Bond Initiative, residents of the Town funded the acquisition and development of a park site to be located in East Davie. The Bond provided funding in the amount of \$1,000,000 for this project. The staff has conducted a comprehensive land search for available park sites in East Davie. The study focused on the area North of Griffin Road and West of the Florida Turnpike recognizing the high population density in this area. Previous development patterns did not reserve adequate recreational areas in these communities and the search was complicated by the small percentage of undeveloped parcels. We have recently identified the opportunity to secure a 4.625 acre parcel in the 4200 block of SW 61st Avenue, which is conveniently located along the sidewalk trail network. Demographic statistics indicate over 1,300 students within this immediate area with convenient community access to this site. Initial expanded study regions considered areas south of Griffin Road but reflected significantly less population density and student projections of 260 students between Griffin Road and Stirling Road.

The proposed site is currently under contract with a purchaser who has agreed to assign these rights to the Town at no cost beyond reimbursement of direct costs such as surveying and environmental studies, to which the Town would require for acquisition in accordance with our customary guidelines. The cost of acquisition is estimated to be \$650,000 which would allow park improvements within the budgeted allocation. Preliminary program concepts might include a community level pool and shelter together with basketball or play courts, jogging and exercise paths, and playground equipment. The specific mix of activities would be formalized by the Council after discussions with the community and the Park and Recreation Board.

PREVIOUS ACTIONS: None

CONCURRENCES: Not Applicable

FISCAL IMPACT:

Is appropriation required? Yes

Expected cost: land \$650,00; improvements \$350,000

Funding appropriated? Yes

Amount: \$1,000,000

Account Name: Park and Recreation Bond

RECOMMENDATION(S): Motion to approve the Resolution.

Attachment(s): Resolution and exhibits

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE A PURCHASE CONTRACT FOR THE PROPOSED "EAST DAVIE PARK SITE" SUBJECT TO APPRAISAL IN SUPPORT OF THE PURCHASE PRICE AND RATIFICATION BY THE TOWN COUNCIL AT A PUBLIC HEARING

WHEREAS, the Town recognizes the need for additional community level parks within the Town;
and

WHEREAS, the citizens of the Town of Davie endorsed the acquisition of an "East Davie Park Site" as an element of the 1998 Park and Recreation Bond Initiative; and

WHEREAS, the Town has identified an available 4.625 acre parcel in the 4200 block of SW 61st Avenue which will serve many of the recreational needs of the youth in this area; and

WHEREAS, the Town has the opportunity to exercise a purchase contract on this parcel subject to appraisals and Town Council ratification;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. The Town Council does hereby authorize the Town Administrator to execute a Purchase Contract for the proposed park site identified in the attached exhibit "A", subject to receipt of real estate appraisals supporting the purchase price and ratification by Town Council at a Public Hearing.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

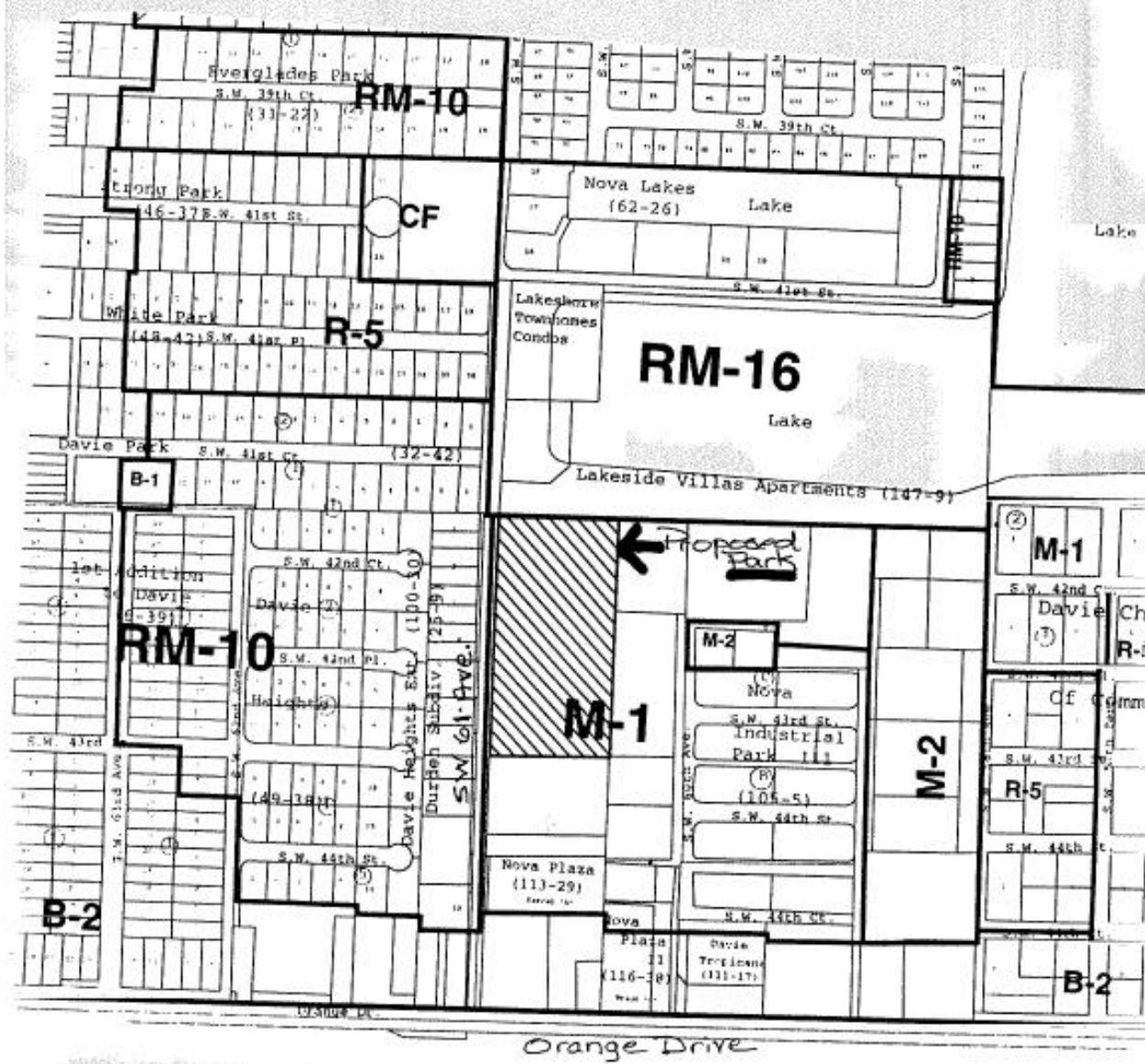
MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.





September 10, 1999

Mr. Robert Rawls
Assistant Town Administrator
Town of Davie
6591 Orange Drive
Davie, Florida 33314

RE: Purchase of 4.6 acres-SW 61st Avenue

Dear Bob:

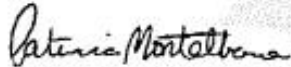
At the request of my client, Sam Jazayri, I am writing this letter to bring you up to date on the above referenced property.

It is the intent of Sam to offer this property to the Town of Davie at his contract price plus the cost of the soil testing, environmental reports and survey, which have all been completed. Sam is not making any money on this transaction and is doing so as a nice gesture for the Town.

He is willing to find another location for his use of this property to accommodate the Town for their proposed park. We look forward to working with you on this matter.

If the Town wishes to move forward, we are available to meet with you at any time.

Very truly yours,



Patricia Montalbano

CC: Sam Jazayri

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WILLIAM MARKHAM, CFA, ASA
BROWARD COUNTY PROPERTY APPRAISER

Assessed values shown are NOT certified values and are subject to change before final certification for ad valorem tax purposes

Site Address	Not Available	Property ID#
Legal Description		504126020200
EVERGLADE LAND SALES CO SUB A RESUB OF TRS 5 TO 12.21 TO 28 2-34 D 26-50-41 TR 37 N1/2 LESS ST		Millage Code
Property Owner	DYNACOLOR GRAPHICS INC	2443
Address	1182 NW 159TH DR MIAMI FL 33169-5808	Use Code
		69

Property Assessment Values					
Year	Land Value	Building	Land Value AG	Total	Tax
Current	9,240		457,380	9,240	
1998	9,240		457,380	9,240	244.06
1997	9,240		457,380	9,240	250.86

Site Value	Type	Wid/Yst/Dis	Homestead	Non-Exempt
9,240				9,240

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
83/06	W	650,000	10,963	744	2,000	4.62	NU
					99,000	4.62	AG
					Adj. Bldg. S.F.		

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
	A		B		
			B		



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